

NOTICE OF PUBLIC HEARING

JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

DATE: July 17, 2014

TIME: 7:00 p.m. (*Courthouse doors will open at 6:30*)

PLACE: Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

1. **Call to Order**
2. **Roll Call**
3. **Certification of Compliance with Open Meetings Law Requirements**
4. **Review of Agenda**
5. **Explanation of Process by Committee Chair**
6. **Public Hearing**

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, July 17, 2014, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the official zoning map of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

FROM R-2, RESIDENTIAL AND A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R3737A-14 – Timothy May/Anthony & Rose Vrtis: Create a 12.46-acre A-2 zone from part of PIN 012-0816-1912-000 (15.52 Acres) which is partially zoned R-2 and partially A-1, owned by Timothy May; and from PIN 012-0816-1913-008 (15.8 Acres), also zoned R-2 and A-1, owned by Anthony and Rose Vrtis. Rezone PIN 012-0816-1913-000 (3 Acres) owned by Timothy May at **N8344 Hustisford Rd** to A-2. The sites are in the Town of Ixonia, all near Hustisford Rd.

FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R3739A-14 & CU1784-14 – Anthony Buonincontro: Rezone PIN 022-0613-1533-000 (4.195 Acres) with conditional use to allow for adaptive reuse of a barn under Section 11.04(f)7 of the Jefferson County Zoning Ordinance, item eee. for conference center, banquet hall and event facility at **N3784 N Oakland Rd** in the Town of Oakland.

**FROM EXCLUSIVE AGRICULTURAL A-1 TO A-2, AGRICULTURAL AND RURAL
BUSINESS AND A-3, AGRICULTURAL/RURAL RESIDENTIAL**

R3740A-14, R3741A-14 & CU1785-14 – Jon Bound/Humane Society of Jefferson County

Property: Rezone PINs 014-0614-2014-001 (2 Acres) and 014-0614-2123-001 (2.6 Acres) to create a 0.38-acre A-2 zone with conditional use for storage of contractor's equipment and a 1.72 acre A-3 lot, both at **W6510 Kiesling Rd** and a 2.4-acre A-3 lot at **W6490 Kiesling Rd**, all in the Town of Jefferson.

**FROM EXCLUSIVE AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL**

R3729A-14 – John & Geraldine Franz: Create a 5-acre farm consolidation lot at **W2298 STH 16** from part of PINs 012-0816-0743-000 (37.635 Acres) and 012-0816-1812-000 (29.08 Acres) in the Town of Ixonia.

R3742A-14 – Lloyd Holterman: Create a 1.3-acre farm consolidation lot at **N8632 CTH X** in the Town of Watertown from part of PIN 032-0815-1532-000 (37.863 Acres).

CONDITIONAL USE PERMIT APPLICATIONS

CU1786-14 – Robert & Catherine Muchka: Revise the previous conditional use to allow for modification of its conditions of approval regarding sanitary facilities and driveway access. The site is at **W1342 CTH B** in the Town of Concord, on PINs 006-0716-1641-001 (2.54 Ac), 006-0716-1641-002 (2.1 Ac) and 006-0716-1641-003 (7.5 Ac). The properties are zoned Community.

CU1787-14 – William Stade: Revise the previous conditional use to allow an auction facility to operate over ownership boundaries. The site is at **N3660 STH 89** in the Town of Jefferson, on PIN 014-0614-2222-000 (33.857 Acres) in an A-1 Agricultural zone.

CU1788-14 – Steven & Carol Mertins: Conditional use to allow a church as a public/semi-public use at **N9146 Klug Lane** in the Town of Waterloo on PIN 030-0813-1113-001 (1.2 Acres) in an A-3, Agricultural/Rural Residential zone.

CU1789-14 – Dale Overson: Conditional use to allow a church as a public/semi-public use at **W6783 and W6785 Westphal Ln** in the Town of Koshkonong on PIN 016-0514-0824-002 (2.889 Acres). The property is zoned A-3, Agricultural/Rural Residential.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.

A recording of the meeting will be available from the Zoning Department upon request.